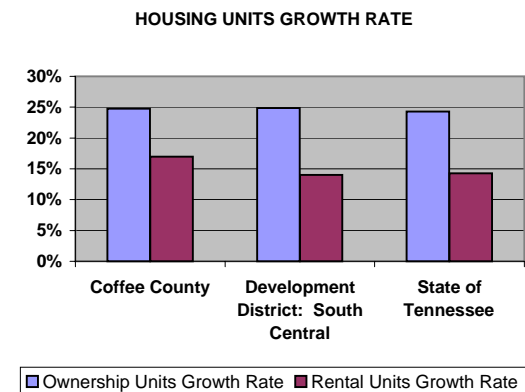
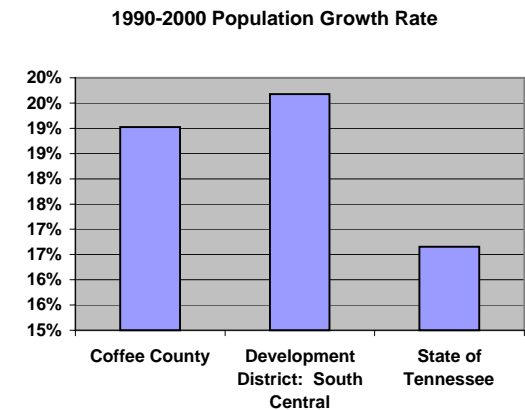


Population and Housing Market Profiles: Coffee County

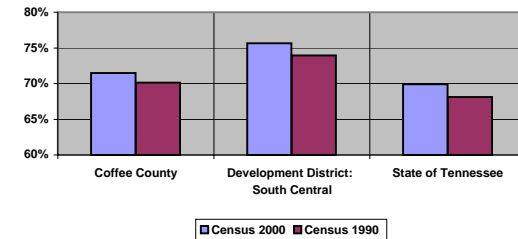
	Coffee County	Development District: South Central	State of Tennessee
POPULATION			
<i>Census 2000 Population</i>	48,014	385,723	5,689,283
<i>1990-2000 Population Growth Rate</i>	19.0%	19.7%	16.7%
MINORITY POPULATION			
African American population			
<i>Census 2000</i>	1,909	29,274	953,349
<i>1990-2000 Growth Rate</i>	27.9%	17.6%	22.5%
Asian & Pacific Islander population			
<i>Census 2000</i>	459	2,038	73,505
<i>1990-2000 Growth Rate</i>	82.9%	118.0%	130.9%
Hispanic population			
<i>Census 2000</i>	1,051	9,105	123,838
<i>1990-2000 Growth Rate</i>	302.7%	450.2%	278.2%
HOUSING UNITS & VACANCY			
Ownership Units			
<i>Census 2000</i>	13,495	111,887	1,561,363
<i>Ownership Units Growth Rate</i>	24.7%	24.9%	24.3%
<i>Owner Market Vacancy rates</i>	1.9	1.3 to 3	2.0
Rental Units			
<i>Census 2000</i>	5,390	35,985	671,542
<i>Rental Units Growth Rate</i>	17.0%	14.0%	14.3%
<i>Renter Market Vacancy rates</i>	9.1	5.9 to 11.7	8.8
AGE OF HOUSING STOCK			
<i>Percent of units built before 1960</i>	25.4%	26.9%	25.4%
<i>Percent of units built after 1990</i>	22.9%	25.2%	23.5%



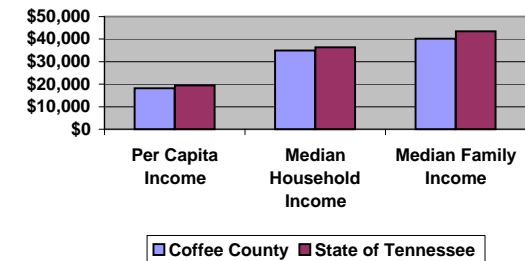
Population and Housing Market Profiles: Coffee County

	Coffee County	Development District: South Central	State of Tennessee
HOME OWNERSHIP RATES			
<i>Census 2000</i>	71.5%	75.7%	69.9%
<i>Census 1990</i>	70.1%	74.0%	68.1%
MINORITY HOMEOWNERSHIP RATES			
African American			
<i>Census 2000</i>	49.1%	56.4%	50.5%
<i>Census 1990</i>	47.5%	54.7%	47.3%
Asian & Pacific Islander			
<i>Census 2000</i>	54.5%	52.5%	50.3%
<i>Census 1990</i>	47.8%	45.9%	45.1%
Hispanic			
<i>Census 2000</i>	38.5%	37.6%	35.8%
<i>Census 1990</i>	58.1%	56.1%	48.6%
1999 Income (2000 Census)			
<i>Per Capita Income</i>	\$18,137	\$14,446 to \$19,365	\$19,393
<i>Median Household Income</i>	\$34,898	\$26,576 to \$41,591	\$36,360
<i>Median Family Income</i>	\$40,228	\$30,973 to \$48,010	\$43,517
Income Growth during the 1990s			
<i>Per Capita Income</i>	59%	N/A	58%
<i>Median Household Income</i>	41%	N/A	47%
<i>Median Family Income</i>	40%	N/A	47%
Poverty Status in 2000			
<i>Persons below Poverty Level</i>	6,803	48,579	746,789
<i>Families below Poverty Level</i>	1,491	10,638	160,717
<i>% of Persons below Poverty Level</i>	14.3%	12.9%	13.5%

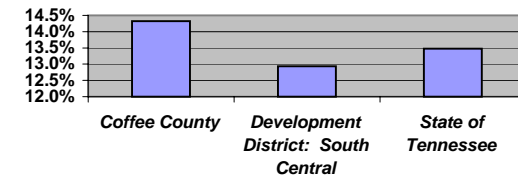
Homeownership Rates: 1990 & 2000



Income Statistics (2000 Census)



% of Persons below Poverty Level



Population and Housing Market Profiles: Coffee County

	Coffee County	Development District: South Central	State of Tennessee
Home Values & Owner Cost Burden			
2000 median home value	\$82,200	\$56,600 to \$96,800	\$93,000
1990-00 increase in home value	57.8%	N/A	60.3%
Owner-cost Over 30 percent of income	16.5%	17.9%	19.9%
Owner-cost Over 36 percent of income	12.2%	13.1%	14.5%
Gross Rent & Rent Burden			
2000 median Gross Rent	\$445	\$322 to \$514	\$505
1990-00 increase in Gross Rent	39.5%	N/A	41.5%
Gross Rent Over 30 percent of income	36.3%	34.6%	37.9%
Gross Rent Over 36 percent of income	28.6%	27.1%	30.2%
Units with Other Housing Problems			
Lacking complete plumbing facilities	86	1,259	14,340
Lacking complete kitchen facilities	73	1,043	13,324
Over crowding (over 1 person per room)	373	3,844	61,191
House Heating Fuel Used in 2000			
Electricity	55.1%	45.5%	52.1%
Utility Gas	30.3%	30.8%	36.0%
Bottled or LP Gas	10.2%	18.1%	7.2%
Recent Movers (2000 Census)			
Moved into the unit in 1999 or later	21.0%	18.6%	20.7%
Moved into the unit in 1995 or later	46.9%	45.4%	49.6%
Moved into the unit in 1990 or later	63.1%	62.5%	65.7%
Mobile Home Units (2000 Census)			
	3,111	27,279	268,876

